

October 19, 1981.

Mr. & Mrs. George Pennington
145 Academy St.
Bayport, N.Y. 11705

Dear Mr. & Mrs. Pennington:

I am sorry to have taken so long to reply to your letter.

The Hite property was part of a larger tract consisting of that property and several lying to the north of it. It was split up, and one parcel was what is now your land and the Reed tract. That, in turn, was divided into two parts. It is not clear whether Metcalfe, who drew the plat that you sent, or Vaughn, the original surveyor, did this final division. At any rate, none of the surveys actually defined the shore line.

I found two large diameter pipes, shown at points "A" and "B" on the enclosed plat. The one at "A" had been badly hit; but its position checked very closely with other controls found, particularly those along the Davis line. I replaced this pipe. The one at "B", however, did not check too well. It is about 3½' short and about 2' southeast of the position called for in the description.

The problem then became one of deciding whether pipe "B" was the stake set by the surveyor and called for in the deed description or whether it had been set by someone else. I talked to Mr. Hite, and he knew of no other surveys that had been made. That, and the fact that both pipes were the same type, led me to believe that they were set at the time of the survey of the new division line. If this was true, then the pipe is the corner, regardless. I held pipe "B" as a corner and established the line to the creek by using the same angle between bearings on the original survey.

Since there are no bearings and distances shown along the creek in the original survey, the acreage shown had to either have been estimated or scaled. There has been a slight amount of erosion along the creek, but the principal difference in acreages is the result of one being estimated or scaled and the other being computed.

If I have not answered your questions, please get back to me.

Sincerely yours,

January 19, 1982.

Mr. & Mrs. George Pennington
145 Academy St.
Bayport, N.Y. 11705

Dear Mr. & Mrs. Pennington:

Thank you for your letter. I had looked up the deeds to the Davis and Reed properties when I did your survey, so I already had the information that you sent.

The discrepancy between the bearings on the road of the Hite and Reed descriptions was obvious. Since neither deed describes the waterfront, there was no way to check which one was the correct one by mathematical closure. I used the bearing in the Hite description, but the Reed bearing could very well have been the correct one. The copy of the Metcalfe plat is not too clear.

If the bearing is N 37 58 E, the pipe that I set would be moved southeasterly 0.55', or about $6\frac{1}{2}$ ". The line between that point and the large pipe found would be N 73 00 40 E - 625.24' instead of N 73 03 E - 625.55'. Since the deed bearing is N 72 50 E - 629', that does not help resolve the problem.

I spent some time looking for the monument along the creek at the corner of your property and that of Davis. I also talked to Mr. Davis who does not remember ever having seen it. According to the Hite description, the distance between monuments along the Davis line is 834.70'. If this is the case, it is now in the creek. The Metcalfe plat of part of the Davis property shows a monument near the shoreline, but no distance between it and the hub or monument along the property line. Without that distance, I could not pinpoint it. Although I probed all around the area where it might have been, I could not find it; so I set a pipe on the line.

As you are undoubtedly aware, surveys in rural areas have been somewhat informal in the past. This often necessitates "judgement calls" on the part of today's surveyor. The Hite survey had its share.

Sincerely yours,

DESCRIPTION OF THE LEONARD HITE LANDS, FIRST DISTRICT,
KENT COUNTY, MD.

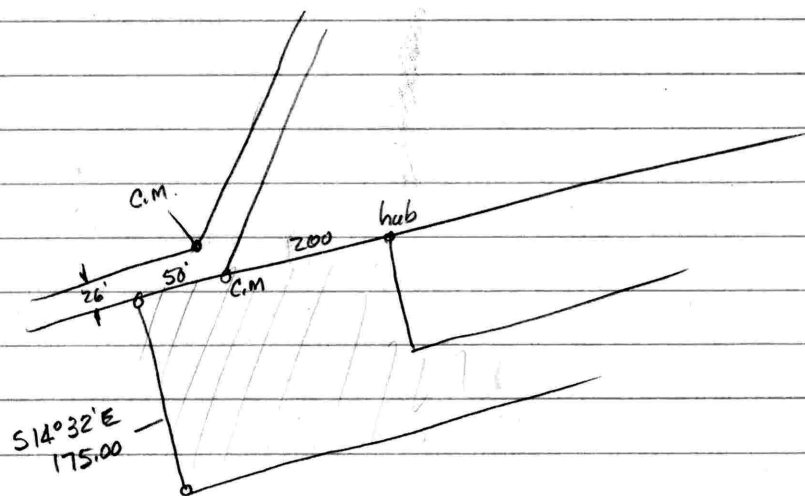
Beginning for the same at a concrete monument at the southeast corner of a bend in a 26' private road leading from Md. Rte. 213 to the herein described lands and the lands of others, said point being the westernmost corner of the herein described lands and on the line of the lands of James D. Davis, III; and running, thence, by and with the southeast side of said private road N 37° 50' E - 235.60' to an iron pipe and the lands of Donald Reed; thence, by and with said Reed lands N 73° 03' E - 625.55' to a large iron pipe, N 86° 43' E - 244.26' to an iron pipe, and N 86° 43' E - 15' more or less to the mean high waters of Mill Creek; thence, by and with the mean high waters of said creek S 60° 28' 40" W - 160.18' and S 31° 18' 20" W - 112.26' to the lands of James D. Davis; thence, by and with said Davis lands S 75° 28' W - 12' more or less to an iron pipe and S 75° 28' W - 818.59' to the place of beginning. Containing in all 2.983 acres of land, more or less.

Together with a right-of-way over the aforementioned 26' private road to Md. Rte. 213.

July 24, 1981.

William R. Nuttle.

Davis WHG 56/620 - Plat by Mitchell 1958



Red EHP 76/198 from Herdman

Begin SE cor on MHW Mill Creek

S $75^{\circ}28'W$ - 834.70 to intersection of S & E lines of 26' private rd.

w/E side of rd. N $37^{\circ}58'E$ - 815.50 to N div. line

w/s S $65^{\circ}41'E$ - 77.50 to pt on W side 8" walnut at head of ravine

S $78^{\circ}44'E$ - 99 to " in E ravine

N $76^{\circ}22'E$ - 139

N $85^{\circ}50'E$ - 153.80 " " "

N $53^{\circ}39'E$ - 166' to creek

w/s to begin

7.914A

S & E file description

Davis EHP 62/87

Begin at point N $75^{\circ}28'E$ - 200.00' from C.M. at SW cor Hinton

w/Hinton N $75^{\circ}28'E$ - 634.70 to MHW Mill Creek

w/s S div. 130'

w/new line S $75^{\circ}28'W$ - 15' to hub

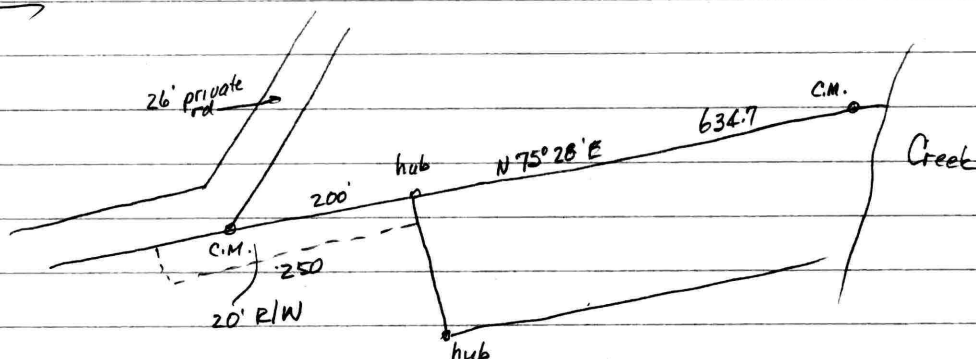
" 559.4 " "

N $14^{\circ}32'W$ - 125.00 to begin

1.713 Ac.

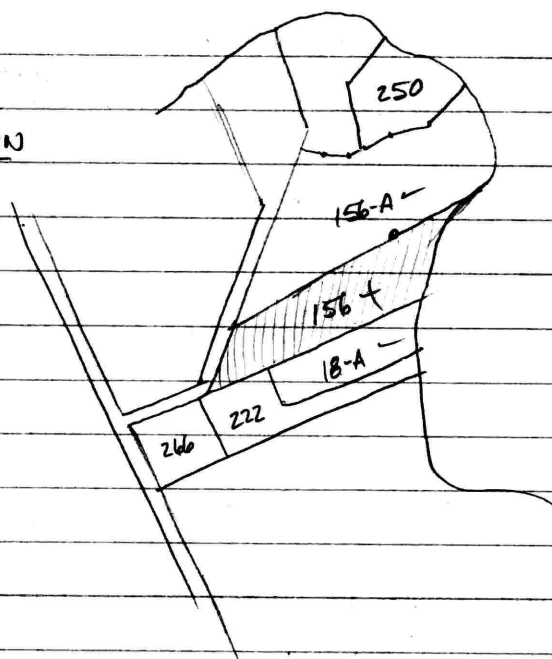
Together with 20' R/W over Hinton

see plat WHG 18/58 - Mitcalfe 1951



MAP 7

GEORGETOWN



18-A -	James D. Davis III	EHP 62/87
156 -	Leonard Hite	WHG 52/49
156A	Donald Reed	EHP 76/198
222 -	James D. Davis III	WHG 56/620
266	James R. Short	EHP 38/656

Hite - WHG 52/49

Begin C.M. on W shore of Mill Creek at SE cor. herein and
NE cor James Davis

w/ Davis $575^{\circ}28'W$ - 834.70 to C.M.

w/s side rd. $N37^{\circ}50'E$ - 235.60 to stake

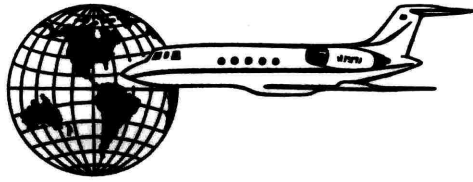
w/ Herdman $N72^{\circ}50'E$ - 629 " " on brow of hill

" $N86^{\circ}30'E$ - 250 " " W side Mill Creek

w/creek SW dir. 290' to begin

3.25 Ac.

85 90
72 50
13 40



1/14/82

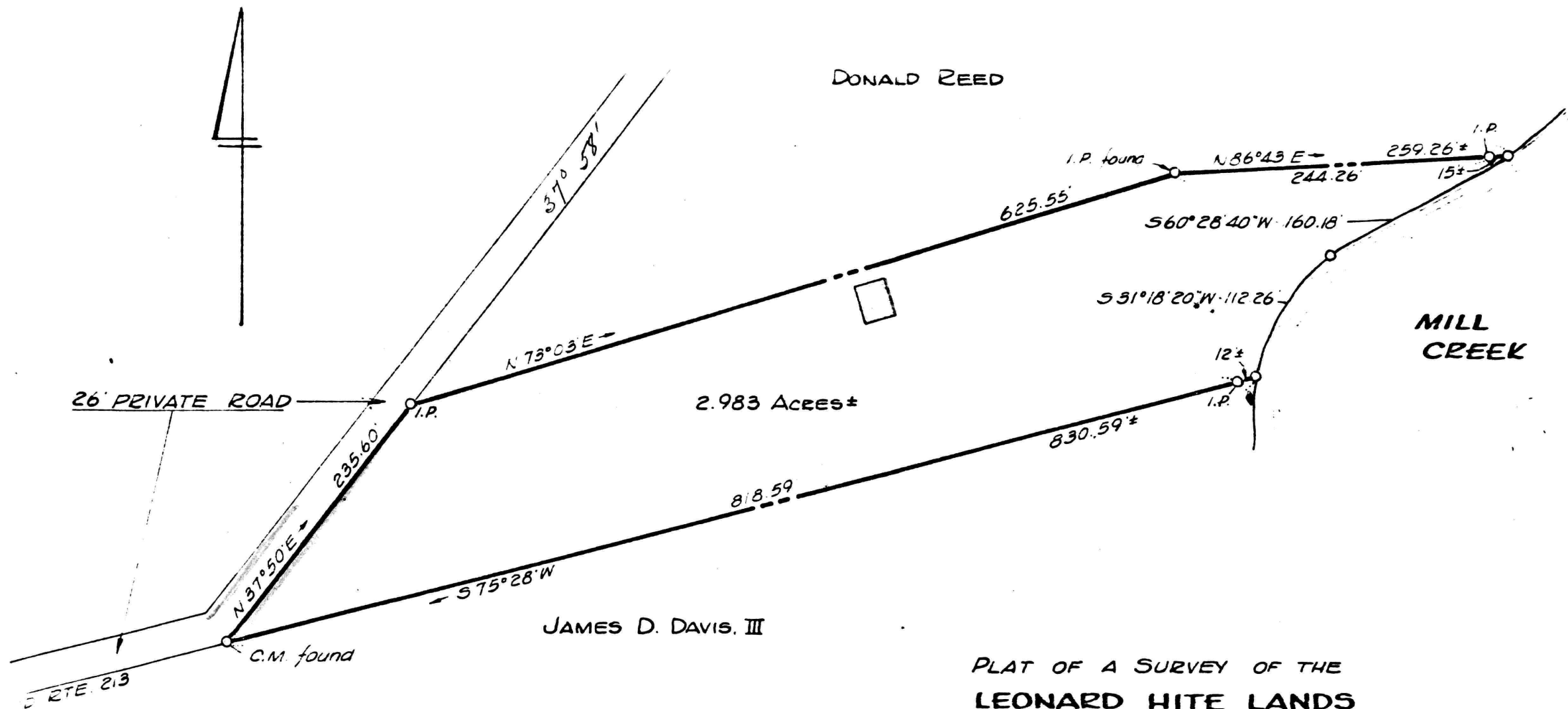
Dear Mr. Nuttle -

We have been reviewing
the description of the lands
adjacent to the property we
purchased from Don. Hite and
are enclosing copies for you
to review.

Please send us your
comments.

Sincerely

George & Betty Pennington



I.P. = iron pipe
C.M. = concrete monument

**PLAT OF A SURVEY OF THE
LEONARD HITE LANDS
1ST DISTRICT, KENT COUNTY, MD.**

Scale 1" = 100' July 1981.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for George Pennington

THIS DEED, made this 3rd day of October, in the year one thousand and nine hundred and fifty-seven, by and between EDWARD M. HINTON and MARGARET S. HINTON, his wife, of the City of Philadelphia, State of Pennsylvania, of the one part; and LEONARD HITE and ELIZABETH HITE, his wife, of Mercer County, State of New Jersey, of the other part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Edward M. Hinton and Margaret S. Hinton, his wife, do grant and convey unto the said Leonard Hite and Elizabeth Hite, his wife, as tenants by the entireties, their assigns, unto the survivor of them, his or her heirs and assigns, in fee simple, ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the First Election District of Kent County, in the State of Maryland, being more particularly described as follows, that is to say:

BEGINNING for same being a concrete monument set in the ground on the West shore of Mill Creek, said monument marking the Southeast corner of the lands of Hinton (parcel being hereby conveyed) and recorded in the Land Records of Kent County, Maryland, in Liber R.A.S. No. 37, folio 51, said monument also marking the Northeast corner of the lands of James D. Davis, Jr., then running with the lands of Davis along a line whose bearing is South seventy-five degrees twenty-eight minutes West (S 75-28 W) for a distance of Eight hundred thirty-four and seven tenths feet (834.70) to a concrete monument marking the Southwest corner of the lands hereby being conveyed, then turning and running with the South side of the road leading into the shore properties along a line whose bearing is North thirty-seven degrees fifty minutes East (N 37-50 E), a distance of two hundred thirty-five and six tenths feet (235.60), to a stake set in the ground on the South side of the road, then turning and running with the lands now or formerly of Hardman along a line whose bearing is North seventy-two degrees fifty minutes East (N 72-50 E) for a distance of six hundred twenty-nine feet (629) to a stake set in the brow of the mill leading to Mill Creek, then turning and yet running with the lands of Hardman along a line whose bearing is North eighty-six degrees thirty minutes East (N 86-30 E) for a distance of Two Hundred Fifty feet (250) to a stake set on the West shore of Mill Creek, then turning and running with Mill Creek in a Southwesterly direction for a distance of Two Hundred ninety feet (290) to a point of beginning, said plot containing three and twenty - five hundredths

acres of land, more or less.

BEING a part of all that tract or parcel of land conveyed by Marie J. Chapin, et als, to Edward M. Hinton and Margaret S. Hinton, his wife, by deed dated November 28, 1945, and recorded among the Land Records of Kent County, Maryland, in Liber R.A. S. No. 37, folio 518.

BEING MOREOVER all that piece, parcel or tract of land saved and excepted in a deed from Edward M. Hinton and Margaret S. Hinton, his wife, said deed dated January 28, 1956, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 43, folio 131, etc.

ALSO the right to use the power line as granted in a certain deed from Marie J. Chapin and Frank K. Chapin, her husband, unto the said Edward M. Hinton and Margaret S. Hinton, his wife, by deed dated November 28, 1945, and recorded among the Land Records of Kent County, Maryland, in Liber R.A.S. No. 37, folio 518.

TOGETHER with the right of ingress and egress as granted by Marie J. Chapin Weigel and Robert Weigel, her husband, unto the said Edward M. Hinton and Margaret S. Hinton, his wife, by Agreement dated January 28, 1956, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 43, folio 131.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto, belonging, or appertaining unto and to the proper use and benefit of the said Leonard Hite and Elizabeth Hite, his wife, as tenants by the entireties, their assigns, unto the survivor of them, his or her heirs and assigns, in fee simple.

AND the said Edward M. Hinton and Margaret S. Hinton, his wife, hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and their

execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

Test:

Henry Hinton

Edward M. Hinton (SEAL)
Edward M. Hinton

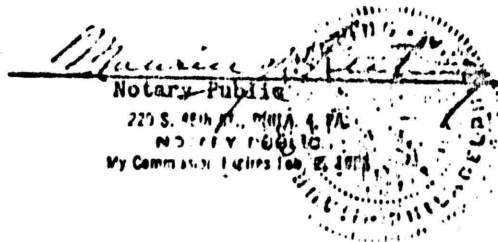
Margaret S. Hinton

Margaret S. Hinton (SEAL)
Margaret S. Hinton

STATE OF PENNSYLVANIA, CITY OF PHILADELPHIA, to wit:

I HEREBY CERTIFY, that on this 3d day of October, 1957,
before me, the subscriber, a Notary Public of the State of Pennsylvania, in and
for the City of Philadelphia, aforesaid, personally appeared EDWARD M. HINTON
and MARGARET S. HINTON, his wife, and they acknowledged the foregoing Deed to
be their act.

AS WITNESS my hand and Notarial Seal.



And was duly recorded 10/25/57 by W. Henry Bell Clerk.

SEP-2-77 A 127149 790.00
SEP-2-77 A 227748 ***260.70
SEP-2-77 A 227747 *****13.00

BOOK 076 PAGE 198

RECEIVED
SEP 2 4 15 PM '77
CLERK-CIRCUIT COURT
KENT COUNTY

THIS DEED, Made this 2nd day of September,

in the year one thousand nine hundred and seventy-seven, by and between Thomas H. Herdman and Georgianna S. Herdman, his wife, of Kent County, Maryland, party of the first part, and Donald Reed and Joan Reed, his wife, of Kent County, Maryland, party of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Thomas H. Herdman and Georgianna S. Herdman, his wife, do hereby grant and convey unto the said Donald Reed and Joan Reed, his wife, as tenants by the entireties and to the survivor of them and to the survivor's heirs and assigns, in fee simple, All that tract or parcel of land, situate, lying and being in the First Election District of Kent County, in the State of Maryland, lying to the Easterly of the Maryland State Road No. 213, near Georgetown and on the Southerly and Westerly banks of Mill Creek.

BEGINNING for the same at a point where a stone is to be placed at the Southeasterly corner of the lands intended to be conveyed where the Southerly Division line for the said conveyed lands intersects the Mean High water line of the said Mill Creek and running, (1) thence by and with the said southerly division line South 75 degrees 28 minutes West 834.70 feet to the point of intersection of the Southerly and Easterly lines of a twenty-six (26) foot private road that leads to the dwelling of said Chapin; (2) thence by and with the Easterly side of said private road North 37 degrees 58 minutes East 815.50 feet to a point on the Northerly division line of the lands intended to be conveyed; (3) thence by and with the said division line the five following courses and distances, South 65 degrees 41 minutes East 77.50 feet to a point on the North side of an 8 inch walnut tree standing at the head of a ravine or drain; South 78 degrees 44 minutes East 99.00 feet to a point in the centre of said ravine; North 76 degrees 22 minutes East 139 feet (this call having been previously omitted); North 85 degrees 50 minutes East 153.80 feet to a point in the centre of said ravine; North 53 degrees 39 minutes East 166.00 feet more or less to the waters of the Mill Creek; (4) thence by and with the meanders along the Westerly shore of the said Mill Creek to the point of beginning, and containing 7.914 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM, HOWEVER, all that tract or parcel of land more particularly described as follows:

BEGINNING for same being a concrete monument set in the ground on the West shore of Mill Creek, said monument marking the Southeast corner of the lands of Hinton and recorded in the land records of Kent County, Md. in Liber R.A.S. 37, Folio 518, said monument also marking the Northeast corner of the

LAW OFFICES OF
BOYER & BOWMAN
COURT STREET
CHESTERTOWN, MARYLAND 21620
778-1630

Marshall & Donald Reed 9/15/77

lands of James D. Davis, Jr., then running with the lands of Davis along a line whose bearing is South Seventy Five Degrees Twenty Eight Minutes West (S 75-28 W) for a distance of Eight Hundred Thirty Four and Seven Tenths feet (834.70) to a concrete monument marking the Southwest corner of the lands of Hinton, then turning and running with the South side of the road leading into the shore properties along a line whose bearing is North Thirty Seven Degrees Fifty Minutes East (N37-50 E), a distance of Two Hundred Thirty Five and Sixtenths Feet (235.60), to a stake set in the ground on the South Side of the road, then turning and running with the lands of Hinton along a line whose bearing is North Seventy Two Degrees Fifty Minutes East (N 72-50 E) for a distance of Six Hundred Twenty Nine Feet (629') to a stake set on the brow of the hill leading to Mill Creek, then turning and yet running with the lands of Hinton along a line whose bearing is North Eighty Six Degrees Thirty Minutes East (N 86-30 E) for a distance of Two Hundred Fifty feet (250') to a stake set on the West shore of Mill Creek, then turning and running with Mill creek in a Southwest-erly direction for a distance of Two Hundred Ninety feet (290') to point of beginning. Said Plot containing Three and Twenty Five Hundredths Acres of land, more or less.

BEING the same property granted and conveyed by Edward M. Hinton and Margaret S. Hinton, his wife, to Thomas H. Herdman and Georgianna S. Herdman, his wife, by deed dated January 28th, 1956, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 43, folio 133.

ALSO the right to use the pole line of the said Grantors that now or may hereafter be established through and over the property to the said Grantors adjacent the property hereby conveyed for use of telephone or telegraph and electric power purposes.

TOGETHER with the right of ingress and egress on and over the private road way or right of way, running from Route 213 along the Westerly boundary of the premises herein conveyed. Subject, however, to the payment of a proportionate share of the reasonable cost of maintaining that portion of said roadway from Route 213 to the line of the lands of Marie J. Chapin Weigel and Robert Weigel.

REFERENCE is to be made to the deed and to the deed or deeds therein mentioned for a further description of these lands and premises and for title.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lots of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto, belonging or appertaining unto and to the proper use and benefit of the said Donald Reed and Joan Reed, his wife, as tenants by the entireties and to the survivor of them and to the survivor's heirs and assigns, in fee simple.

AND the said Thomas H. Herdman and Georgianna S. Herdman, his wife, hereby covenant that they have not done or suffered to be done any act, matter, or thing whatsoever to encumber the property hereby granted and conveyed, and they will execute such further assurances of the same as may be requisite.

Davis, her heirs and assigns, in fee simple, and undivided one-half (1/2) interest.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST:

Elizabeth L. Rollison James D. Davis, III (SEAL)
James D. Davis, III
Elizabeth L. Rollison Agnes W. Davis (SEAL)
Agnes W. Davis

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY, That on this 27 day of February, 1975, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, personally appeared JAMES D. DAVIS, III and AGNES W. DAVIS, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Elizabeth L. Rollison
Notary Public

My commission expires:

July 1st, 1978

Feb. 27, 1975 THE FOREGOING Deed FILED FOR RECORD AND IN
ACCORDING TO THE JOINT ORDINANCE OF THE BOARD OF COUNTY, MD.
IN LIEU OF 62 NO. 62 JULY 27th 1975
Carl H. Pender CLERK

-3-

WITNESS the hands and seals of the said grantors.

TEST:

Lois M. Brennan Thomas H. Herdman (SEAL)
Thomas H. Herdman

Lois M. Brennan Georgianna S. Herdman (SEAL)
Georgianna S. Herdman

STATE OF MARYLAND, Queen Anne's COUNTY, to wit:

I HEREBY CERTIFY, that on this 2nd day of September, 1977,
before me, the subscriber, a Notary Public for the State and County aforesaid,
personally appeared Thomas H. Herdman and Georgianna S. Herdman, his wife,
the above named grantors, known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument and acknowledged that
they executed the same for the purposes therein contained and in my presence
signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Official seal.

H. Elizabeth Durris
Notary Public

Sept. 2, 1977 THE FOREGOING Deed FILED FOR RECORD AND IS
ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER 26 NO. 198 FOLIOS 198
Earl J. Underhill CLERK

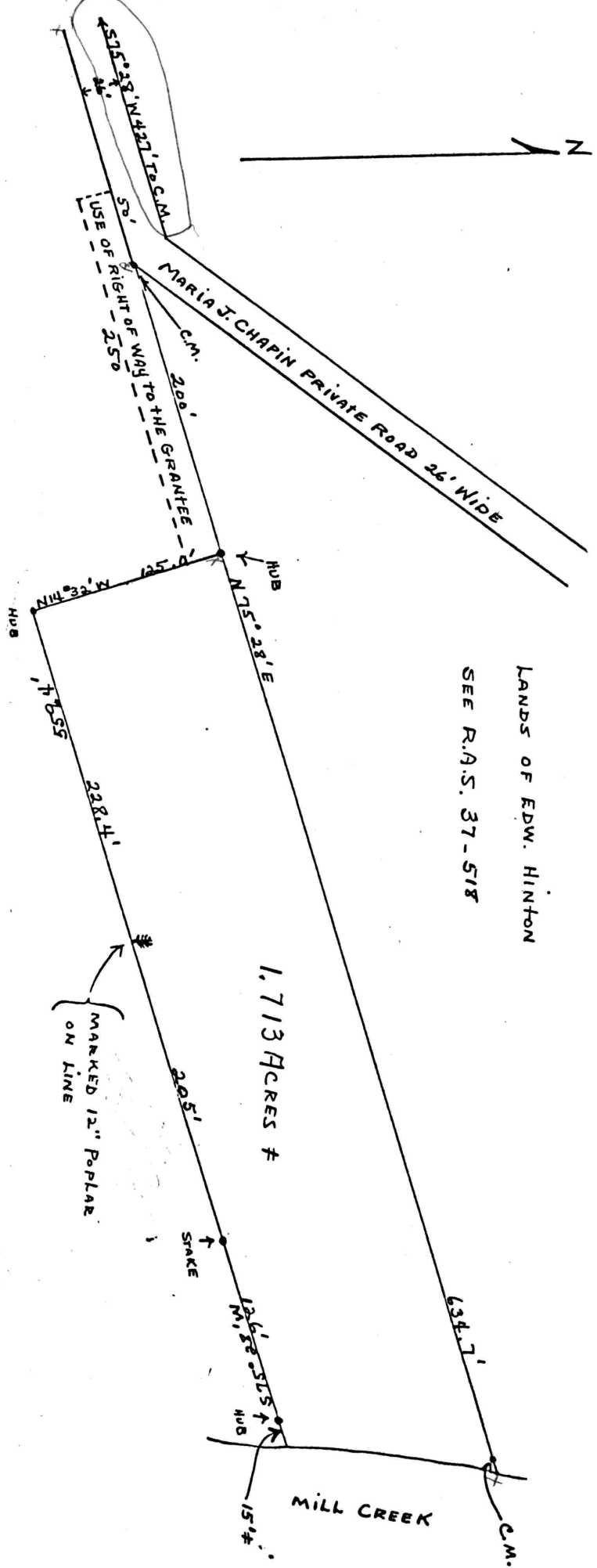
I HEREBY CERTIFY that on this 23rd day of February, in the year one thousand nine hundred and fifty-one before me, the subscriber, a Notary Public for the State of Maryland, in and for Kent County aforesaid, personally appeared James and Agnes W. Davis, his wife, acknowledge the agreement contained in the deed to be their act.

As witness my hand and Notarial Seal.

Gladys R. Lynch
Notary Public

And was duly recorded by

W. Henry Hall,



LANDS OF EDW. HINTON
SEE R.A.S. 37-518

JAS. D. DAVIS III
FROM
MARIA J. CHAPIN et al,

IN THE FIRST ELECT. DISTRICT OF KENT COUNTY
THE STATE OF MD, A PART OF THE LANDS THE
GRANTOR ACQUIRED IN A DEED DATED THE 12TH
DAY OF JAN. 1939 FROM INDIA J. HUYETT et al
AND RECORDED IN R.A.S. 22-FOLIO 375.
SCALE: 1" = 100' JAN. 1951

By J. B. METCALFE,
SURVEYOR.

FEB 27-75 A 221847 *****11.50

THIS DEED, Made this 27 day of February,

in the year one thousand nine hundred and seventy-five, by and between JAMES D. DAVIS, III and AGNES W. DAVIS, his wife, of Kent County, in the State of Maryland, of the first part, and JAMES D. DAVIS, III and AGNES W. DAVIS, his wife, of Kent County, in the State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said James D. Davis, III and Agnes W. Davis, his wife, do hereby grant and convey unto James D. Davis, III, his heirs and assigns, in fee simple; an undivided one-half (1/2) interest, and unto Agnes W. Davis, her heirs and assigns, in fee simple, an undivided one-half (1/2) interest, in and to ALL that tract of ground, situate, lying and being in the First Election District of Kent County aforesaid, and described as follows, that is to say:-

BEGINNING for the same at a point north 75 degrees 28 minutes East 200.00 feet from a 6" x 6" concrete monument set at the southwesterly corner of the lands the grantor conveyed to Edward Hinton by a deed recorded in Liber R.A.S. No. 37, folio 518. Said beginning point is in the southerly line of the Hinton lands, and running:

1. Thence by and with the said Hinton lands, North 75 degrees 28 minutes East 634.70 feet to the mean high water line of Mill Creek;
2. Thence in a southerly direction by and with the waters of the said Creek 130 feet, more or less to a point on the division line of the lands herein intended to be conveyed;
3. Thence by and with the said division line the two following courses and distances, south 75 degrees 28 minutes West 15.00 feet, more or less to a hub, thence continuing on said course for a distance of 559.4 feet (total distance 574.40 feet) to a hub, north 14 degrees 32 minutes West 125.00 feet to the point of beginning, containing 1.713 acres, more or less.

LAW OFFICES
RABIN AND RABIN
113 COURT STREET
CHESTER TOWN, MD. 21620

(301) 778-2010

mailed to Davis 10 Davis III 3/1/75

Also a 20 foot wide right-of-way that parallels and binds on the Hinton lands and also the southerly line of a 26 ft. wide private road leading to the dwelling on the Chapin lands. Said way extends from the northwesterly corner of the lands intended to be conveyed south 75 degrees 28 minutes East 250 feet with a uniform width of twenty feet.

For a more particular description of the lands and right-of-way hereby intended to be conveyed reference should be made to survey and plat prepared by J.B. Metcalfe, Registered Surveyor, dated January, 1951, in Liber W.H.G. No. 18, folio 58.

Together with the right of ingress and egress to and from the above described tract of land and right-of-way over a 26 foot roadway extending westwardly from the above described 20-foot right-of-way to Maryland State Road Route No. 213.

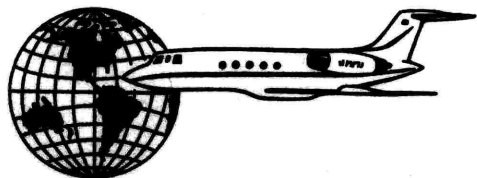
Together with the right to use the power and telephone poles now erected along the above mentioned 26-foot roadway from Maryland State Road Route No. 213 to the above described lands.

And the grantees herein for themselves, their heirs and assigns, hereby covenant to and with grantors, their heirs and assigns, to pay a proportionate share of the maintenance of the 427-foot private road (26 ft. wide) leading from Maryland State Road Route #213 to the lands hereinabove described, such proportionate share to be based upon the number of property-owners being served by and making use of the said private road; and it is further understood and agreed that this covenant shall run with the land and shall be construed as a real covenant running with the land. And the said grantees have executed this instrument for the purpose of binding themselves, their heirs and assigns, to this agreement.

BEING the same lands conveyed in a deed from Frank K. Chapin and Marie J. Chapin, his wife, unto James D. Davis, III and Agnes W. Davis, his wife, dated the 3rd day of February, 1951, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 18, folio 56.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said James D. Davis, III, his heirs and assigns, in fee simple, an undivided one-half (1/2) interest, and unto Agnes W.



10/5/81

Dear Mr. Quille -

Enclosed please find copies of the original and new surveys on the piece of property we purchased from Mr. Hite 8/10/81.

We do not understand where the difference of 10,000 square feet lies even if a large portion of it is due to a change in the shore line. Therefore, we would appreciate a written explanation from you in order to clear this up in our minds.

We are sorry we did not have a copy of the old survey on the day of closing.

Thanking you in advance for your cooperation in this matter.

Sincerely -

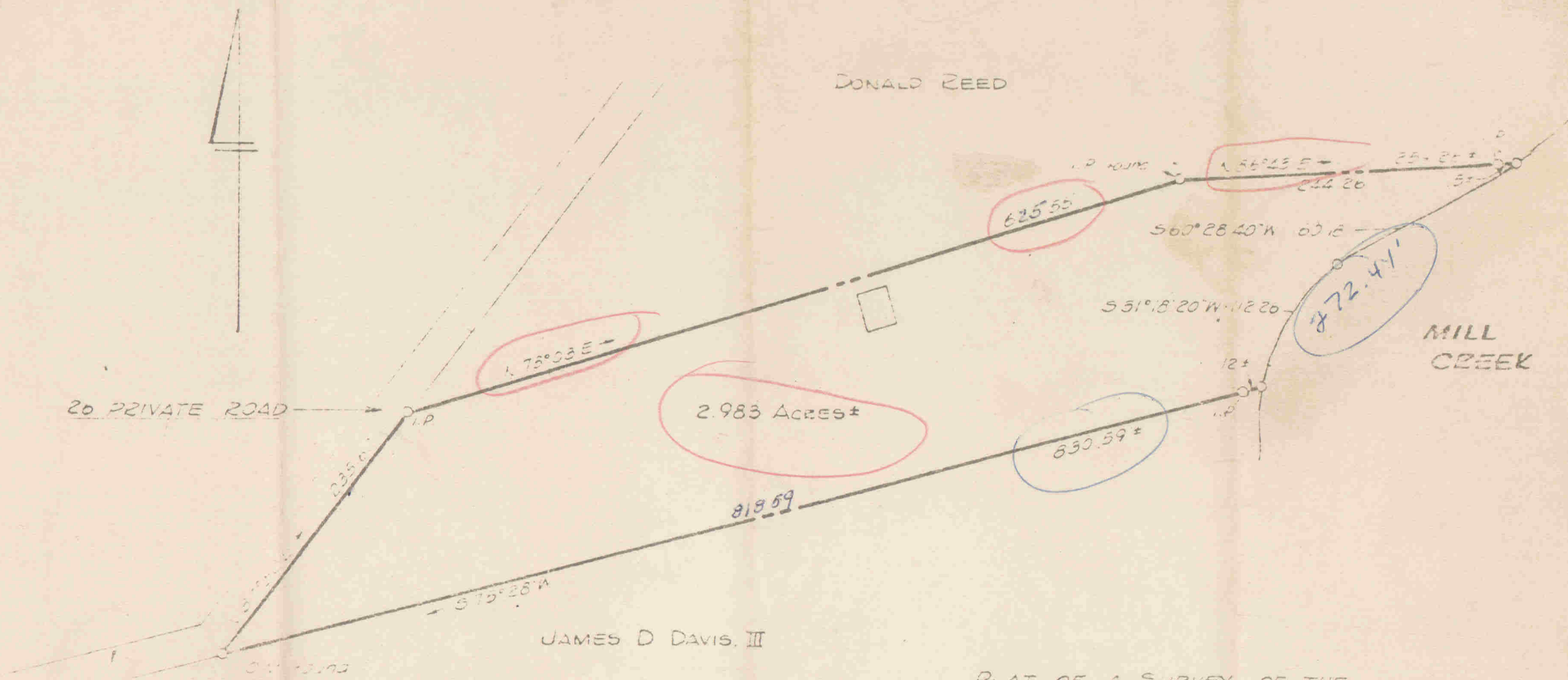
George - Betty Harrington

THIS DEED, made this 3rd day of October, in the year one thousand nine hundred and fifty-seven, by and between EDWARD M. HINTON and MARGARET S. HINTON, his wife, of the City of Philadelphia, State of Pennsylvania, of the one part; and LEONARD HITE and ELIZABETH HITE, his wife, of Mercer County, State of New Jersey, of the other part.

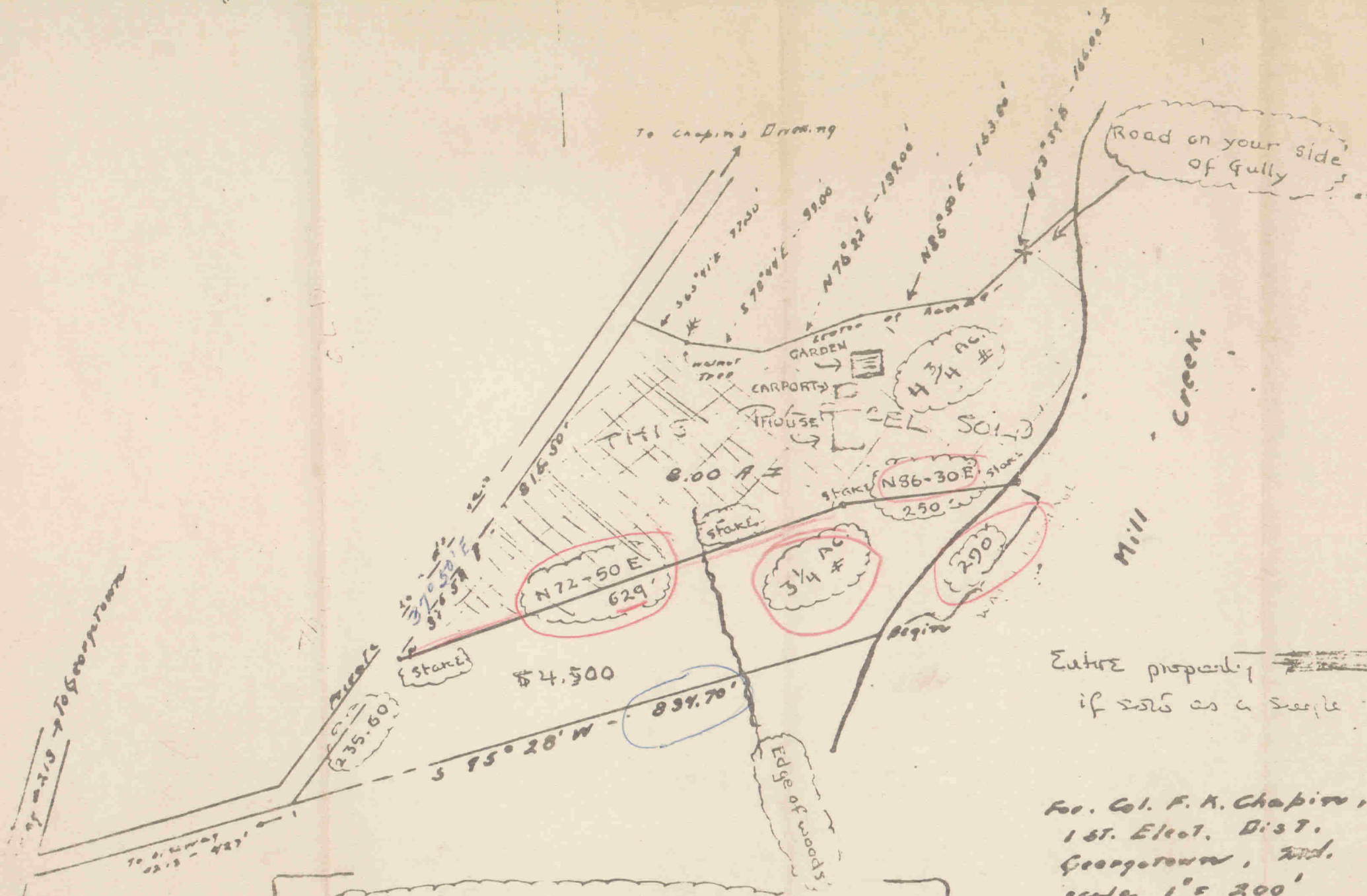
WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Edward M. Hinton and Margaret S. Hinton, his wife, do grant and convey unto the said Leonard Hite and Elizabeth Hite, his wife, as tenants by the entireties, their assigns, unto the survivor of them, his or her heirs and assigns, in fee simple, ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the First Election District of Kent County, in the State of Maryland, being more particularly described as follows, that is to say:

BEGINNING for same being a concrete monument set in the ground on the West shore of Mill Creek, said monument marking the Southeast corner of the lands of Hinton (parcel being hereby conveyed) and recorded in the Land Records of Kent County, Maryland, in Liber R.A.S. No. 37, folio 51, said monument also marking the Northeast corner of the lands of James D. Davis, Jr., then running with the lands of Davis along a line whose bearing is South seventy-five degrees twenty-eight minutes West (S 75-28 W) for a distance of Eight hundred thirty-four and seven tenths feet (834.70) to a concrete monument marking the Southwest corner of the lands hereby being conveyed, then turning and running with the South side of the road leading into the shore properties along a line whose bearing is North thirty-seven degrees fifty minutes East (N 37-50 E), a distance of two hundred thirty-five and six tenths feet (235.60), to a stake set in the ground on the South side of the road, then turning and running with the lands now or formerly of Hardman along a line whose bearing is North seventy-two degrees fifty minutes East (N 72-50 E) for a distance of six hundred twenty-nine feet (629') to a stake set in the brow of the hill leading to Mill Creek, then turning and yet running with the lands of Hardman along a line whose bearing is North eighty-six degrees thirty -four East (N 86-30 E) for a distance of Two Hundred Fifty feet (250') to a stake set on the West shore of Mill Creek, then turning and running with Mill Creek in a Southwesterly direction for a distance of Two Hundred ninety feet (290') to a point of beginning, said plot containing three and twenty - five hundredths acres.

GOULD & SKIPP
ATTORNEYS AT LAW
WESTERTOWN, MARYLAND



PLAT OF A SURVEY OF THE
 LEONARD HITE LANDS
 1ST DISTRICT, KENT COUNTY, MD.
 Scale 1" = 40' July 48
 By J. M. 2 NOTES & 3 S. 10.0'



Entire property if sold as a single

For Col. F. K. Chapin,
1st. Elect. Dist.
Georgetown, Md.
scale 1" = 200'

Aug 23-45

Original found true

Lines of original survey
and division boundaries
laid by CV Vaughan Chesapeake City M.D.
9 October 1955

DESCRIPTION OF THE LEONARD HITE LANDS, FIRST DISTRICT,
KENT COUNTY, MD.

Beginning for the same at a concrete monument at the southeast corner of a bend in a 26' private road leading from Md. Rte. 213 to the herein described lands and the lands of others, said point being the westernmost corner of the herein described lands and on the line of the lands of James D. Davis, III; and running, thence, by and with the southeast side of said private road N 37° 50' E - 235.60' to an iron pipe and the lands of Donald Reed; thence, by and with said Reed lands N 73° 03' E - 625.55' to a large iron pipe, N 86° 43' E - 244.26' to an iron pipe, and N 86° 43' E - 15' more or less to the mean high waters of Mill Creek; thence, by and with the mean high waters of said creek S 60° 28' 40" W - 160.18' and S 31° 18' 20" W - 112.26' to the lands of James D. Davis; thence, by and with said Davis lands S 75° 28' W - 12' more or less to an iron pipe and S 75° 28' W - 818.59' to the place of beginning. Containing in all 2.983 acres of land, more or less.

Together with a right-of-way over the aforementioned 26' private road to Md. Rte. 213.

July 24, 1981.

William R. Nuttle
William R. Nuttle.